

## MINUTES

### MOBILE MANUFACTURED HOME ADVISORY COUNCIL

JANUARY 23, 2012

The Mobile Manufactured Home Advisory Council convened at 10:00 a.m. at the State Office Building, in Room-117, 165 Capitol Avenue, Hartford, CT 06106.

Members Present:	Bennett Pudlin Jennifer Ponte Myriam Clarkson Keith Jensen Marcia L. Stemm Mark Berkowitz	Attorney at Law, Acting Chairperson DECD Representative Mobile Manufactured Home Industry Rep. Park Owner, Co-Chairperson Park Owner Park Owner
Members Absent:	Ben Castonguay Timothy Coppage Leonard S. Campbell George Cote Al Hricz Nancy E. Dickal Erwin Cohen, Ph.D	CT Real Estate Commission Member CT Housing Finance Authority Rep Town Planner Banking Industry Representative Park Tenant Park Tenant Senior Citizen
Board Vacancies:	One Representative of the Housing Advisory Committee One Park Tenant	
DCP Staff Present:	Nelson Leon Vicky Bullock, Staff Attorney	
Public Present:	Nancy Palmisano Raphael Podolsky, Esq.	

**Note:** The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information contact Richard M. Hurlburt, Director at (860) 713-6135 or Fax: (860) 706-1255.

**Agency Website:** [www.ct.gov/dcp](http://www.ct.gov/dcp) **Division E-Mail:** [dcp.occupationalprofessional@ct.gov](mailto:dcp.occupationalprofessional@ct.gov)

## **DIVERSITY TRAINING FOR DCP BOARDS, COMMISSION AND COUNCIL – (11:00 -12:00)**

### **MINUTES OF PREVIOUS MEETINGS**

Review and approve minutes of the September 20, 2011 and December 19, 2011 Mobile Manufactured Home Advisory Council meeting.

Due to lack of a required quorum, minutes of the previous meetings were tabled to the next meeting of the Mobile Manufactured Home Advisory Council.

### **REPORT FROM SUB-COMMITTEES**

- **LEGISLATIVE COMMITTEE**

Attorney Pudlin reported meeting with Ms. Bullock, Richard Maloney, DCP Trade Enforcement Director and Ron Clinton, DCP Special Investigator, to explore the complaint and enforcement process at DCP as well as addressing issues of the Advisory Council. Attorney Pudlin said there is a small number of Mobile Home complaints of which are systematic in nature and that DCP flags parks involving repeat offenders, and that the Advisory Council has access to complaints for review. Attorney Podolsky said that annual inspections of mobile home parks are conducted by a DCP inspector and that a different person handles investigations.

### **NEW BUSINESS**

Ms. Bullock suggested Advisory Council members look at the mobile home link on the DCP website for accessibility to matters concerning mobile home parks and identify any areas requiring updates and/or revisions. Attorney Pudlin suggested revisions be done in “word format” to make it easier to update.

Ms. Clarkson said the mobile home Industry has changed since 2005 and that mobile homes are getting older and people don't have the ability to sell them and end up walking away from them. Ms. Clarkson reported on legal avenues to deal with abandoned homes even though it is expensive and lengthy process. Ms. Clarkson suggested information be placed on the DCP web site directing tenants to the mobile home park owner to deal with their issues and avoid abandonment of a mobile home which impacts negatively on all involved, creating a liability and unsightly situation.

## **OLD BUSINESS**

Mr. Berkowitz expressed concern of a potential buyer not being able to secure a loan through CHFA to purchase a mobile home due to the 20% down payment requirement by CHFA. The Advisory Council was under the impression that CHFA was reducing the down payment requirement to 10% with flexible credit score requirements. Ms. Clarkson also reported on a potential buyer with not so good credit score who has enough for a down payment but is unable to secure a loan.

Attorney Pudlin asked Ms. Bullock for a mobile home park listing reflecting the size of the park and the date of first license issued. Attorney Pudlin reported on the number of existing older parks and the potential closure of such parks that may become a problem for DCP in the future. Therefore, the Advisory Council's input is needed for providing guidance on the DCP web site to help avoid such closures from occurring.

## **2012 MEETING SCHEDULE**

**10:00 a.m., Room-117 at 165 Capitol Avenue, Hartford, CT**

January 23 – Monday

April 23 – Monday

July 23 – Monday

October 22 – Monday

There being no further business, the meeting adjourned at 11:00 a.m.

Respectfully submitted,

Nelson Leon  
Advisory Council Secretary

**The next meeting of the Advisory Council is scheduled for Monday, April 23, 2012, 10:00 a.m. in Room-117**